

**ORDINANCE NO. 20220728-147**

**AN ORDINANCE AMENDING ORDINANCE NOS. 960606-H AND 981008-J TO MODIFY THE LAND USE PLAN AND CHANGE A CONDITION OF ZONING FOR THE PROJECT KNOWN AS SOUTH AUSTIN MEDICAL CENTER LOCATED AT 901, 1001 WEST BEN WHITE BOULEVARD AND 4210, 4214, 4300, 4302, 4304, 4306 JAMES CASEY STREET IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA; AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The South Austin Medical Center Planned Unit Development (the “South Austin Medical Center PUD”) was approved on June 6, 1996, under Ordinance No. 960606-H (the “Original Ordinance”) and amended under Ordinance No. 981008-J (the “Amending Ordinance”). The Amending Ordinance increased the number of acres included within the South Austin Medical Center PUD and replaced Exhibits “A” and “B” in the Original Ordinance with Exhibit “C” (“South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan”).

**PART 2.** The South Austin Medical Center PUD is comprised of approximately 17.132 acres of land located at the intersection of West Ben White Boulevard and James Casey Street and more particularly described by metes and bounds in the land use plan incorporated into the Original Ordinance and Amending Ordinance.

**PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-95-0001.02, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, SOUTH AUSTIN MEDICAL CENTER, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 102, Page 243, Plat Records of Travis County, Texas (the “Property”),

and locally known as 901, 1001 West Ben White Boulevard and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Boulevard and generally identified by the map in **Exhibit “A”** attached and incorporated into this ordinance.

**PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. If this ordinance and the attached exhibits conflict, this ordinance controls. The exhibits are as follows:

Exhibit A: Zoning Map  
Exhibit B: Height Setback Amendment  
Exhibit C: Amended Land Use Plan

**PART 5.** The extension of the 120-foot maximum height area on the Property is shown on **Exhibit "B"** (Height Setback Amendment).

**PART 6.** This ordinance and the attached **Exhibit "C"** amend the South Austin Medical Center P.U.D. Planned Unit Development General Land Use Plan. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in **Exhibit "C"** (Amended Land Use Plan).

**PART 7.** Except as otherwise provided by this ordinance and Amended Land Use Plan, all other rules, regulations, and ordinances of the City apply to the Property. Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance and the Amending Ordinance, remain in effect. If this ordinance and the Original Ordinance or the Amending Ordinance conflict, this ordinance controls.

**PART 8.** This ordinance takes effect on August 8, 2022.

**PASSED AND APPROVED**

July 28, 2022

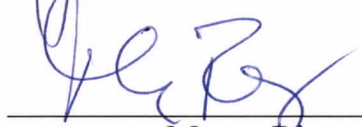
§  
§  
§

  
Steve Adler  
Mayor

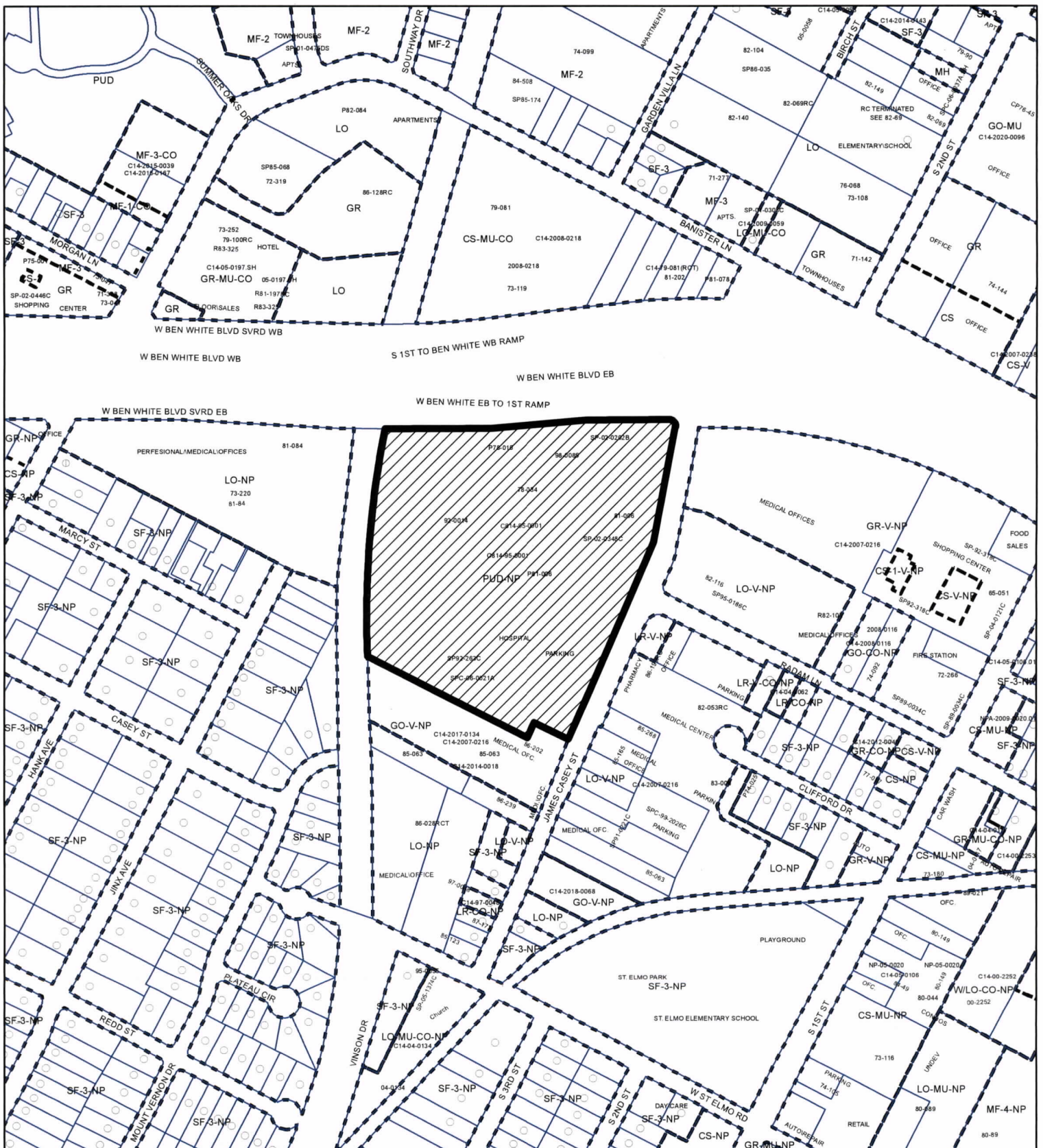
**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Myrna Rios  
City Clerk








# PLANNED UNIT DEVELOPMENT

Exhibit A

ZONING CASE#: C814-95-0001.02

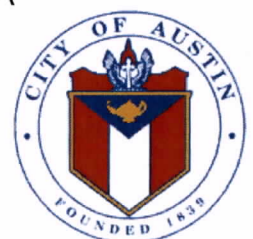


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





## EXHIBIT B



# EXHIBIT C

## PLANNED UNIT DEVELOPMENT SOUTH AUSTIN MEDICAL CENTER

901 WEST BEN WHITE BOULEVARD  
AUSTIN, TEXAS 78704

### REVISIONS/CORRECTIONS

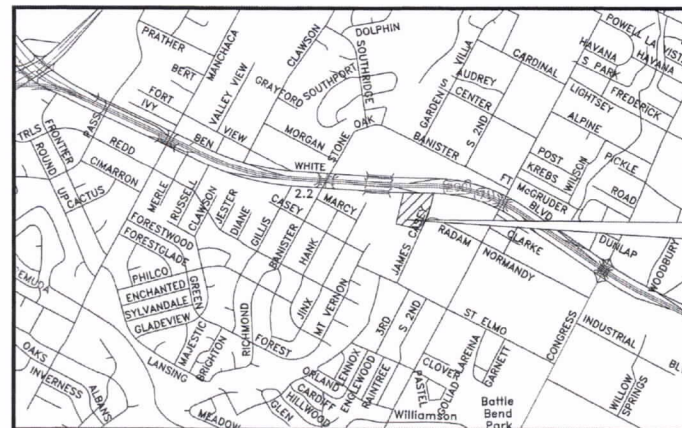
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (+/- FL.)	TOTAL SITE IMP. COVER (+/- FL.)	CITY OF AUSTIN APPROVAL/DATE	DATE IMAGED

OWNER:

ST. DAVID'S HEALTHCARE PARTNERSHIP, LP, LLP  
98 SAN JACINTO BOULEVARD  
AUSTIN, TEXAS 78704

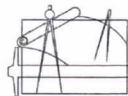
LEGAL DESCRIPTION:

LOT 1 BLOCK A  
SOUTH AUSTIN MEDICAL CENTER  
CS-98-0150.0A  
APPROVED NOVEMBER 18, 1998



PROJECT  
LOCATION

PROJECT VICINITY MAP



**GRIFFIN ENGINEERING GROUP INC.**  
**11808 TEDFORD STREET**  
**AUSTIN, TEXAS 78753**  
**(512) 836-3113**  
**FIRM F-634**

### INDEX OF SHEETS

SHEET 1 COVER SHEET  
SHEET 2 P.U.D. GENERAL DEVELOPMENT PLAN  
SHEET 3 P.U.D. GENERAL DEVELOPMENT PLAN

### P.U.D. APPROVAL

CASE NUMBER \_\_\_\_\_

APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_

APPROVED BY CITY COUNCIL ON \_\_\_\_\_

UNDER SECTIONS 450, 451, 452, 453, 454 OF CHAPTER 31-1 AND SECTIONS 93, 331 AND 453 OF CHAPTER 13-2 OF THE CITY CODE.

DEVELOPMENT SERVICES DEPARTMENT \_\_\_\_\_

FINAL ORDINANCE NUMBER \_\_\_\_\_

Rev. 1 \_\_\_\_\_ Rev. 4 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Rev. 5 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Rev. 6 \_\_\_\_\_



8/22



Ref.	Collection	Position	Accession
L1	1947-48 21 W	71.54°	(MS-1947-48 21 W)
L2	1947-48 21 W	48.86°	
L3	1947-48 21 W	30.00°	
L4	1947-48 21 W	72.00°	
L5	1947-48 21 W	118.18°	
L6	1947-48 21 W	164.36°	
L7	1947-48 21 W	150.17°	
L8	1947-48 21 W	68.92°	
L9	1947-48 21 W	53.17°	
L10	1947-48 21 W	11.23°	
L11	1947-48 21 W	11.81°	
L12	1947-48 21 W	78.38°	
L13	1947-48 21 W	43.54°	
L14	1947-48 21 W	59.38°	

1. THE LAMB USES AN EYE-SEEF TEST IN REPLYING TO CONVENTIONAL QUEST AS TO WHETHER HE CAN SEE. HE REVEALS HIS ABILITY TO SEE BY REPLYING "YES" TO THE QUESTION AND "NO" TO THE QUESTION. HE REVEALS HIS ABILITY TO HEAR BY REPLYING "YES" TO THE QUESTION AND "NO" TO THE QUESTION.
2. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO SEE. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO HEAR. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO HEAR. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO SEE.
3. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO SEE. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO HEAR. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO HEAR. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO SEE.
4. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO SEE. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN SEE REVEALS HIS ABILITY TO HEAR. REPLYING "YES" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO HEAR. REPLYING "NO" TO THE QUESTION OF WHETHER HE CAN HEAR REVEALS HIS ABILITY TO SEE.



